Karen Johnson Davidson County
Batch# 1163669 DEEDWARR
07/30/2024 09:40:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20240730-0057431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

BS-PS-24-3838

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
48 Fern Ave, LLC	Deed owner	
(NAME)	(NAME)	**091-04-0H-001.00-CO**
48 Fern Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL SIMIYU, A SINGLE PERSON, AND JAMES A. FINEMAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **48 FERN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A (3838) as shown Plan attached as Exhibit B to the of Declaration of Covenants, Conditions and Restrictions for Thirtyeight-Thirtyeight Dr. Walter S. Davis Boulevard, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220920-0104684, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to B. B. Doubleday, Jr., by Warranty Deed from Dorothy W. Taylor, Alta W. Bullock and Lloyd Duff Warren of record in Book 6677, Page 803, Register's Office for Davidson County, Tennessee, dated October 08, 1985 and recorded on October 08, 1985.

Being the same property conveyed to John H. Montgomery by Final Decree Confirming Sale from the Clerk & Master for the Chancery Court of Davidson County Tennessee of record in Instrument No. 20120823-0075897, Register's Office for Davidson County, Tennessee, dated August 07, 2012 and recorded on August 23, 2012.

Being the same property conveyed to Paul Simiyu, a single person and James A. Fineman, a single person by Warranty deed from John H. Montgomery, a single person of record in Instrument No. 20220725-0084828 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 25, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 77, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220920-0104684, Register's Office for Davidson County, Tennessee,
- Charter of record in Instrument Number 20221005-0109798, in the Register's Office for Davidson County, Tennessee.
- Easements as described in deed of record in Book 9477, Page 781, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCM's for Regulated Residential Infill in Inst. 20240612-0043962 and recorded on 6/12/24.
- NonConversion Agreement for Certain Structures in the Floodplain in Inst. 20240628-0048781 and recorded on 6/28/24.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **3838 Doctor Walter S Davis Boulevard, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22nd DAY OF JULY, 2024.

Paul Simiyu

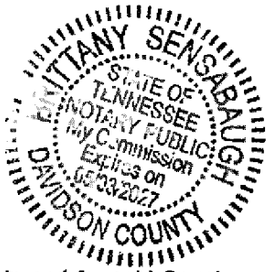
James A. Fineman by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

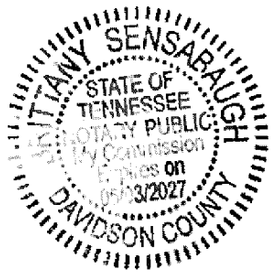


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. FINEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES A. FINEMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES A. FINEMAN.

Witness my hand and official seal, this the 22nd of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/30/2024 (date of document)

Regina Sullo

Affiant Signature

July 30, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 30th day of July, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

